

The Annual Meeting of the Big Country Homeowners Association was held on Sunday, September 16, 2012 at the lake common ground. The meeting was called to order at 5:10 p.m. by Ruth Intlekofer.

***** **REGULAR BUSINESS** *****

Attendance: The following homeowners were present: Henry Miller, Ruth Intlekofer, Doug & Robin Barton, Tracey Henry, Ron & JoAnn Buchheit, Daryl Gilley and our newest neighbors Bob & Rose Ottinger. A General Proxy was received for Tom & Kris Rattini. This resulted in a total of 9 lots represented, so the required quorum of 75% for passing motions was not reached.

Approval of Minutes: Motion made by JoAnn to approve minutes from the 9/18/11 and 10/3/11, seconded by Daryl. All present approved the motion, which will have to be sent to remaining homeowners by ballot.

Treasurer's Report: Henry presented the financial report. The annual assessment was decreased by the trustees to \$500 total for 2012 and we were fortunate to not have high expenses for snow removal (and we have plenty of salt left for the coming winter). We also saved on trash collection due to the switch to a recycling bin. Although the trash fuel costs went up greatly, our recycling gives us a discount on it. Some lake maintenance was required and our water testing was hired out, but with some success in collections of debt, the bottom line is that we are about \$1500 ahead of where we were last year (which was \$340 *behind* the year before).

Lake Committee Report: No committee members were present, but Robin reported what she knew. The area on both sides of the main lake culvert was recently dredged because it had filled up with sediment over the years. It was originally much deeper on both sides, which helped to handle heavy rains and debris on the upstream side and allowed for better boat access on the lake side. A contractor was hired for around \$600 to restore the area to its original condition. This will likely need to be done periodically, depending what gets washed down from higher up in the watershed. The dirt that is now piled along the common ground shore is available to any homeowner who would like to use some in their garden. Otherwise, we will probably have it flattened out.

The question was raised about whether our beaver is still an issue. The beaver is still "at large" and in fact is quite large! Tim Roe, Bill Craft, Tom Rattini and Ron Buchheit built a "beaver deceiver" at the culvert, so when the lake levels are higher we expect to see the beaver again at the dam drain. Robin will contact some trappers again when it gets close to beaver season and will notify any homeowners who might be affected. Henry Miller also reported seeing an entire family of otters and is concerned because they can quickly deplete a lake of fish.

Robin asked whether we ought to be concerned about our fish population due to the heat and possible lack of aeration in the lake. Henry and other residents answered that the great depth our lake should alleviate that problem.

Daryl asked whether guests were allowed to keep any fish they catch. This scenario is not covered in our Fishing Regulations, which can be referenced at any time from our website www.bigcountryacres.info.

***** **NEW BUSINESS** *****

Road Maintenance: Daryl asked about the status of our roads and whether or not we have enough saved to do the proper maintenance. Tim Roe had given Robin the original recommendations from St. Charles County as well as some information about who to contact at the county to get an idea of when we need to proceed with the next step. This is what the county recommended for maintenance:

1. Fill the cracks each year – VERY IMPORTANT – keeps water from getting in the cracks and freezing during the winter, which would damage the road.
2. Seal the road at five years (we did this a few years ago, but a number of those present did not feel like a very good job had been done).
3. Add the 2 inch asphalt layer during the 10-15 year time frame. Roads were paved in 2003.

Daryl agreed to work with Robin to get initial information from the county regarding how soon the asphalt layer needs to be added and then to get some ideas/bids on how much it might cost so that BCA can begin making decisions regarding how to pay for it. If we have to raise the assessment in order to save for this project, we

realize that homeowners will need to plan well in advance. Therefore, when this information is available, a special meeting will be called to discuss our options. Ruth asked if they could begin to work on this within the next thirty days and they agreed. If anyone else is willing to help with this project, please contact Robin or Daryl. HOMEOWNERS PLEASE NOTE that heavy trucks damage our roads and we do have a weight limit posted at the entrance. Please ask anyone delivering materials to your home to a) use a lighter truck b) bring the truck empty except for what you have ordered or even better, both!

The disrepair of the culverts was also brought up again. Daryl and Robin will attempt to look at this issue at the same time as the road issue.

It was asked what happened to the road above the culvert. Robin and Henry explained that the gravel used to repair the road previously had settled, due to time and the water that runs down the hill there. The company who did the repair told us that this is normal within the first year and that if it doesn't settle any more after that, it should stay the same for a long while and we can go ahead and lay asphalt over it. Daryl suggested that we can make a small asphalt repair like that ourselves and save some money. The idea of a speed bump on the hill near the culvert was brought up, but there was agreement that this would cause problems for snow plowers.

Daryl also suggested that perhaps we ought to have some plastic containers of salt on the side of the hills during snowstorms so that any driver who gets stuck can help themselves. Michelle Hoffman offered two barrels that they never used for a dock.

Yard Watering: Daryl asked whether we are allowed to water our yards because he had received complaints from other residents. Robin has asked that same question of our pump company. They said that we CAN water our yards and do not need to worry that the drought will affect our well. We have an extremely deep (1200') artesian well that uses natural pressure to bring the water up to the pump, which is 200' deep. What we DO have to keep tabs on is the neighboring subdivision of Jaxson Estates, as they would tap into the same water table and possibly affect the pressure. All present agreed that it is reasonable for us to water our yards as needed to keep landscaping alive.

Water Pressure: The question was raised about why our water pressure fluctuates. Ruth explained that it partially depends on the size of the pipe going to your house and that some homeowners have low water pressure all the time. Henry added that there have been times when the pump has actually stopped working, due to a power outage. The water pressure decreases as the water in the tank gradually runs low. Ideally, the pump should reset itself after a power outage, but we were having problems with one of the breakers involved and Henry would have to go over the pump house and reset it manually. After the most recent failure however, the trustees had a technician come and replace the breaker.

Trustee Elections: Robin Barton's term as Secretary expires this year. Ruth asked if anyone would like to volunteer. Tracey Henry asked if she would do it again. Robin responded that she would, if needed, and that Kris Rattini had offered to help out if ever needed if that were that case, but that anyone else was welcome to volunteer. (She would still maintain and pay for our website as her personal contribution.) No one volunteered, so Tracey motioned and Michelle seconded that Robin serve another term. She accepted and all present affirmed (except for Daryl, jokingly we think ☺!). This will have to be included on a ballot as well, but meanwhile Ruth and Henry can just appoint her.

Daryl made a motion to adjourn and everyone agreed.

Respectfully submitted,
Robin Barton, Secretary

NEIGHBOR NOTES

- If you are interested in having a garage sale on Saturday, October 6 (new date), please contact Robin at 314-610-2642 so that your sale may be included in our Craig's List ad. Some of the kids involved are donating their proceeds to a family in need, so stop by a sale and help them out!
- Robin has plenty of basil and green onions to share, so give her a call or stop by and help yourself if you would like some.